

176.0

0007

0011.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

766,300 / 766,300

USE VALUE:

766,300 / 766,300

ASSESSED:

766,300 / 766,300


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
72		HIBBERT ST, ARLINGTON

Legal Description							User Acct
							118704
							GIS Ref
							GIS Ref
							Insp Date
							08/14/18

OWNERSHIP

Unit #:

Owner 1: KISSLER STEPHAN & HELEN LOUISE	
Owner 2:	
Owner 3:	

Street 1: 72 HIBBERT	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Own Occ: Y	

Postal: 02476	
Type:	

PREVIOUS OWNER

Owner 1: HALL ANDREW S/DIERDRE -	
Owner 2: -	

Street 1: PO BOX 248	
Twn/City: APO	

St/Prov: AP	
Postal: 96555	

NARRATIVE DESCRIPTION

This parcel contains .106 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1914, having primarily Vinyl Exterior and 1723 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.	
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OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		

Z	R1	SINGLE FA	100	water		
o				Sewer		

n				Electri		

Census:		Exempt	
Flood Haz:			

D		Topo	1	Level		
s		Street				

t		Gas:				

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4620		Sq. Ft.	Site		0	70.	1.21	6									391,020						391,000	

BUILDING PERMITS																		ACTIVITY INFORMATION						
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name												
1/27/2003	49	Redo Bat	22,800					REDO 2 BATHS	8/14/2018	Inspected	CC	Chris C												
6/29/1998	432	Wood Dec	4,000					11X24 WDK	7/9/2018	MEAS&NOTICE	BS	Barbara S												
6/11/1996	245		10,000					REMODEL KITCHEN AR	11/4/2008	Meas/Inspect	163	PATRIOT												
6/8/1995	312	Manual	10,000					V/SIDING-WINDOWS	1/20/2006	MLS	MM	Mary M												
									6/19/2000	MLS														
									4/19/2000	Inspected	264	PATRIOT												
									12/23/1999	Mailer Sent														
									12/22/1999	Measured	243	PATRIOT												
									7/19/1993		MF													
										Sign:	VERIFICATION OF VISIT NOT DATA													

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 15 - Old Style	1	Rating: Good															
Sty Ht: 2A - 2 Sty +Attic		A Bath: 1	Rating: Average														
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:														
Foundation: 3 - BrickorStone		A 3QBth:	Rating:														
Frame: 1 - Wood		1/2 Bath:	Rating:														
Prime Wall: 4 - Vinyl		A HBth:	Rating:														
Sec Wall:	%	OthrFix:	Rating:														
Roof Struct: 1 - Gable		OTHER FEATURES				RESIDENTIAL GRID											
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units 1									
Color: BEIGE		A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O										
View / Desir:		Frl:	Rating:			Other											
GENERAL INFORMATION				WSFlue:	Rating:	Upper											
Grade: C - Average		CONDOS INFORMATION				Lvl 2											
Year Blt: 1914	Eff Yr Blt:	Location:				Lvl 1											
Alt LUC:	Alt %:	Total Units:				Lower											
Jurisdct: G5	Fact: .	Floor:				Totals	RMs: 6	BRs: 3	Baths: 1	HB							
Const Mod:		% Own:															
Lump Sum Adj:		Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD		Phys Cond: GD - Good	18. %	Functional:				Exterior:	No Unit	RMS	BRS	FL					
Prim Int Wal 2 - Plaster		Economic:						Interior:	1	6	3						
Sec Int Wall:	%	Special:						Additions:									
Partition: T - Typical		Override:						Kitchen:									
Prim Floors: 3 - Hardwood		Total:	18.6 %					Baths:	2003								
Sec Floors:	%							Plumbing:									
Bsmnt Flr: 4 - Carpet								Electric:									
Subfloor:								Heating:									
Bsmnt Gar:								General:									
Electric: 1 - AB Avg																	
Insulation: 3 - Typical																	
Int vs Ext: S																	
Heat Fuel: 2 - Gas																	
Heat Type: 5 - Steam																	
# Heat Sys: 1																	
% Heated: 100		% AC:															
Solar HW: NO	Central Vac: NO																
% Com Wal	% Sprinkled																
MOBILE HOME				Make:	Model:	Serial #:		Year:	Color:								
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 176.0-0007-0011.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	12X17	A	AV	1920	27.25	T	40	101			3,300		3,300
More: N	Total Yard Items:	3,300	Total Special Features:												Total:	3,300	
SKETCH																	
SUB AREA																	
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten							
BMT	Basement	777	57.500	44,674	UAT	100	FLA		100	G							
FFL	First Floor	777	191.650	148,915													
SFL	Second Floor	777	191.650	148,915													
WDK	Deck	498	8.580	4,271													
UAT	Upper Attic	169	147.570	24,903													
EFP	Enclos Porch	66	73.330	4,840													
Net Sketched Area: 3,064				Total: 376,518													
Size Ad	1554	Gross Area	3570	FinArea	1723												
IMAGE																	
AssessPro Patriot Properties, Inc																	